



LOCATION MAP
SCALE: 1" = 500'
SOURCE: NC ONE MAP AERIAL IMAGERY

CONCEPT PLAN NOTES

(Rev. 1/2020)

1. THIS CONCEPT WAS PREPARED STRICTLY AND SOLELY BASED UPON INFORMATION IDENTIFIED IN THE PLAN REFERENCES. THE CONCEPT DEPICTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING SOLELY FROM LAYOUT PREFERENCES AND GUIDANCE DICTATED AND IDENTIFIED SOLELY BY THE CLIENT. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED, AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF APPLICABLE REQUIREMENTS AND AFTER THE PROCUREMENT OF ALL NECESSARY JURISDICTIONAL APPROVALS.
2. THIS CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY, AND IS NOT INTENDED TO AND SHOULD NOT BE UTILIZED AS A ZONING OR CONSTRUCTION DOCUMENT.
3. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS PROVIDED TO THE ENGINEER, AT THE TIME OF THE ENGINEER'S PREPARATION OF THIS CONCEPT PLAN, BY THE OWNER AND OTHERS NOT UNDER ENGINEER'S CONTROL, AND IS SUBJECT TO CHANGE AFTER PERFORMANCE OF ADDITIONAL DUE DILIGENCE, FIELD SURVEY OR BOTH.
4. IT IS STRONGLY RECOMMENDED THAT A ZONING CONFORMANCE ANALYSIS BE PERFORMED TO DETERMINE AND EVALUATE IF THERE ARE ANY RESTRICTIONS AND/OR ZONING ISSUES, CONCERNS OR RESTRICTIONS THAT MAY OR COULD IMPACT THE FEASIBILITY OF THIS PROJECT, AS THE OWNER HAS DESCRIBED IT.

ZONING TABLE

ZONE: GB - GENERAL BUSINESS
USE: RETAIL

APPLICANT/ OWNER INFORMATION

APPLICANT: 0 PECAN LANE, KERNERSVILLE, NC 27284
PROPERTY OWNER: BHANDER HOLDINGS, 2916 CHARLESTON OAK DRIVE, RALEIGH, NC 27614

BULK REQUIREMENTS

ITEM	PERMITTED
MIN LOT AREA	10,000 SF
MIN LOT WIDTH	75'
MIN LOT DEPTH	N/A
MIN YARD SETBACKS	
FRONT YARD	NONE
SIDE YARD	NONE
REAR YARD	NONE
STREET YARD	10'
MAX PERMITTED HEIGHT	60'/UNLIMITED
MAX LOT COVERAGE	NO LIMIT
MIN PARKING SETBACKS	
FRONT	N/A
SIDE	N/A
MIN ACCESS DRIVEWAY WIDTH	26'

- PARKING INFORMATION:
1. SUPPLEMENTAL LANDSCAPING IS REQUIRED IF PARKING EXCEEDS 175% OF THE MINIMUM REQUIREMENTS.
 2. PARKING REQUIREMENT: 1 SPACE PER 300 SF GFA
USE: RETAIL
5,650 SF/300SF = 19 SPACES
REQUIRED SPACES 19 SPACES
175% OF REQUIRED SPACES 34 SPACES
PROPOSED SPACES 19 SPACES
 3. ADA PARKING REQUIREMENT: 2 ADA SPACE FOR 25 SPACES OR LESS
PROPOSED ADA SPACES 2 SPACES

BOHLER //
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PROPOSED COMMERCIAL DEVELOPMENT

0 PECAN LANE, KERNERSVILLE, NC 27284

